

**PRELIMINARY AGENDA
PLANNING AND ZONING COMMISSION MEETING
April 15, 2019
5:00 P.M.**

ROLL CALL

APPROVAL OF THE MINUTES

1. March 18, 2019

COMPREHENSIVE PLAN UPDATE

RULES FOR CONDUCTING PUBLIC HEARINGS

Applicant and applicant representatives for the proposal will speak first for a period not to exceed 15 minutes.

Those members of the public desiring to speak on a particular item should refer to a meeting agenda and fill out a request to speak form indicating which item they wish to speak on and place it in the designated location prior to the meeting. Once the item is announced, each person's name who has filled out a form will be called on to speak. Proponents will speak, then the opponents. Each speaker will not be allowed more than three minutes. The speakers are requested to limit their remarks and to avoid duplication in their presentations.

Applicant will be allowed a total period of five minutes for rebuttal.

Items placed on the Consent Agenda by the Planning Commission Staff will not have time allocated for speaking, unless there is a member of the public present at the meeting who wishes to speak on the item.

CONSENT AGENDA

CONSENT - ITEMS FOR WITHDRAWAL

None

CONSENT - ITEMS FOR DEFERRAL

8

CONSENT - ITEMS FOR APPROVAL

None

REGULAR AGENDA: ITEMS REQUIRE COUNCIL APPROVAL

- 2. PA-3-19 2615 Spain Street** To amend the Comprehensive Land Use Plan from Residential Neighborhood to Mixed Use on property located on the south side of Spain Street, on Lots B and C, of the Prince Taylor Tract. Section. 74, T7S, R1W, GLD, EBRP, LA (Council District 10-Wicker) **Related to Case 23-19**
[Application](#)

3. **Case 23-19 2623 Government Street** To rezone from Transition (B1) and Light Commercial (C1) to Commercial Alcoholic Beverage (Restaurant) (C-AB-1) on property located on the north side of Government Street, to the west of South Eugene Street, on the Frame Shop Lot, and a portion of Lots B, C, all of the Prince Taylor Tract. Section. 74, T7S, R1W, GLD, EBRP, LA (Council District 10-Wicker) **Related to PA-3-19 [Application](#)**
4. **TA-7-19 Chapter 4, Site Plans and Plats (Deferred from March 18 by the Planning Director)** To repeal Chapter 4, Permits and Final Plat Approval, and replace with new Chapter 4, Site Plans and Plats.
5. **TA-8-19 Chapter 1, General Processes (Deferred from March 18 by the Planning Director)** To revise Chapter 1, Processes deleting provisions that deal with the subdivision of land that are being incorporated into Chapter 4, Site Plans and Plats, and adding provisions regarding interpretation of the UDC that are being relocated from Chapter 6, Enforcement.
6. **TA-9-19 Chapter 6, Enforcement** To repeal Chapter 6, Enforcement and Review, and replaces it with a new Chapter 6, Enforcement.
7. **TA-10-19 Section 3.1.4 Coordination with Others** To require projects within the Zachary and Central School Districts to receive recommendations from the municipalities Planning and Zoning Commission.
8. **TA-11-19 Chapter 10, Overlays** To repeal Chapter 10, Supplementary Uses, and replace it with a new Chapter 10, Overlays, that reorganizes the chapter to list overlay districts alphabetically, updates all references, and creates a new Section 10.3.5, Drusilla Jefferson Overlay, in the commercial area north of I-12 of the former Jefferson Highway Overlay.
Deferred to May 20 by the Planning Director
9. **Case 19-19 1683 O’Neal Lane** To rezone from Rural to Commercial Warehousing Three (CW3) on property located on the east side of O’Neal Lane, to the north of Interstate 12, on Tract HB-1 of Robert B. Aldrich Property. Section 10, T7S, R2E, GLD, EBRP, LA. (Council District 9 – Hudson)
[Application](#)
10. **Case 22-19 14161 Florida Boulevard** To rezone from Heavy Commercial (C2) and Light Industrial (M1) to Light Industrial (M1) on property located on the north side of Florida Boulevard, to the east of North Flannery Road, on Lot 35 of Florida Highway Acres Subdivision. Section 5, T7S, R2E, GLD, EBRP, LA (Council District 4-Wilson) [Application](#)
11. **Case 24-19 15911 Tiger Bend Road** To rezone from Rural to Zero Lot Line (A2.6) on property located on the north side of Tiger Bend Road, to the west of Antioch Road on Tract 1-A of the J. A. Redhead Tract. Section 61, T7S, R2E, GLD, EBRP, LA. (Council District 9 - Hudson) **Related to S-5-19 [Application](#)**

12. **S-5-19** **Tiger Pointe** A proposed 52 lot low density zero lot line single family residential subdivision located on the north side of Tiger Bend Road, to the west of Antioch Road, on Tract 1-A of the J.A. Redhead Tract. (Council District 9-Hudson)
Related to Case 24-19 but only requires Planning Commission action
[Application](#)
13. **ISPUD-3-19** **Mid City Redevelopment Alliance** Proposed four single family residential lots on property located south of Main Street, north of Laurel Street and west side of N 24th Street, on Lots 8, 9, 10, 11, and 12, of the Parkview Subdivision. Section 47, T7S, R1W, GLD, EBRP, LA (Council District 10-Wicker) [Application](#)
14. **ISPUD-4-19** **Hotel Lincoln** Proposed mixed use development on an existing building that includes multifamily residential, restaurant with alcohol consumption and retail sales on property located on the southwest quadrant of Spain Street and Eddie Robinson Sr. Drive, to the north of Government Street on the N ½ of Lot 5, Square 215 or 4, Lorente Town Subdivision. Section 49, T7S, R1W, GLD, EBRP, LA (Council District 10-Wicker) [Application](#)
15. **SPUD-2-18** **Valencia Park (Deferred from December 10 by the Planning Director, from January 22, 2019, by Councilmember Wicker and from February 18 for 60 days by the Planning Commission)** A proposed multi-family residential development located north of Gayosa Street, south of Spanish Town Road, east of North 14th Street, and west of North 15th Street, on Lots 1 thru 5 and 7 thru 11, of the Suburb Gracie Subdivision. Section 71, T7S, R1W, GLD, EBRP, LA (Council District 10 - Wicker) [Application](#)

REGULAR AGENDA: ITEMS REQUIRE PLANNING APPROVAL ONLY

16. **TND-1-07** **Phase 1D, Rouzan FDP (Deferred from March 18 by the Planning Director)** Proposed low density single family residential subdivision, park, three new lots to be subdivided and the extension of Rouzan Square from Galerie Street to Glasgow Avenue, on property located south of Perkins Road, east of Glasgow Avenue, on a portion of the Rem. Of Lots RZ-3-B, RZ-3-C and RZ-E of the Ralph Ford Property. Section 94, T7S, R1E, GLD, EBRP, LA (Council District 12-Freiberg) [Application](#)
17. **PUD-14-06** **Copper Oaks Subdivision, Phase III, Second Filing, Mickens Road FDP** Revision of expired FDP of second filing of low density single family residential subdivision on property located south side of Mickens Road, west of Joor Road, on Tract A, of the Cooper Oaks Subdivision. Section 43, T6S, R1E, GLD, EBRP, LA (Council District 5-Green) [Application](#)
18. **S-4-19** **Oakbrook, 2nd Filing** Proposed 17 lot low density single family residential subdivision to the north side of Perkins Road, to the west of Oakbrook Drive, on Tract Y-1 of the Eugenia H. Chidester Tract. (Council District 11-Watson) [Application](#)

19. **SS-2-19** **Everett L. Knight Property** A proposed small subdivision with a private street on property located on the west side of Jacocks Road and to the north of Port Hudson-Pride Road on Tract C and D of the Mary Z. Knight Tract. (Council District 1- Welch) [Application](#)
20. **SS-4-19** **Lawrence and Mary Square Estate Property** A proposed small subdivision with a private street on property located on the west side of Hunt Road, north of Williams Road, on Lot 3 of the Lawrence & Mary Square Estate Property. (Council District 1- Welch) [Application](#)
21. **SS-12-17** **Allen Lea Reames Property (Revision)** A proposed small subdivision with a private street on property located on the north side of Stubbs Lane, east of Liberty Road, on Tract X of the Allen Lea Reames Property. (Council District 1-Welch) [Application](#)

COMMUNICATIONS

DIRECTOR’S COMMENTS

COMMISSIONERS’ COMMENTS

ADJOURN